

Site: M:26/25

Twin-Brook Section One (Survey District)

Built: 1948-54

Twinbrook Neighborhood

Developers:
Geeraert and Gingery

Private

The first section of the subdivision of Twin-Brook marked a major departure from previous additions to the small town of Rockville. It brought tract housing to the small town, with rhythmic rows of nearly identical houses in three variations, and was laid out in an irregular shape which followed the contours of the land and streambeds. The 600 houses of the Twin-Brook subdivision (later Twinbrook) were developed by Joseph Geeraert and Donald Gingery in response to the acute housing shortage following World War II. The development was conceived as a complete community, with schools, churches, a shopping center, and other conveniences.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. M:26/25

Magi No. 16515804

DOE ☐ yes ☒ noNR eligible ☐ yes ☒ no
contrib. element in H.D. ☐

1. Name (indicate preferred name)

historic Twin-Brook

and/or common Twinbrook Section One (Survey District)

2. Location

street & number Blocks A,B,C,D,& E; Veirs Mill Road to Coral Sea Ave. ☐ not for publicationcity, town Rockville ☐ vicinity of congressional district 8

state Maryland county Montgomery (RV Planning Area 6)

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Various Owners

street & number Blocks A,B,C,D,E, Section One, Twin-Brook telephone no.:

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records Plat 2026

street & number Montgomery Co. Courthouse

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title None

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. M:26/25

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The area of Rockville known as Twinbrook originally encompassed the eastern portion of the triangle of land between Halpine Village Subdivision on the south, Twinbrook Parkway to the east, and Veirs Mill Road to the North. The term is now applied as a general location to the subdivisions of Rockcrest, Warren's Addition to Rockcrest, Warren's Second Addition to Rockcrest, and Rockland, with some other minor subdivisions in the triangle between the Baltimore and Ohio Railroad tracks and Veirs Mill Road. The term "Twinbrook" or "Twinbrook Forest" is also generally applied to the subdivision north of Veirs Mill Road from Rock Creek Regional Park on the east to Route 28 on the west and Baltimore Road to the north, including Rockwood, Silver Rock, Geeraert's Addition to Twinbrook, Twinbrook Forest, Geeraert's Addition to Twinbrook Forest, and several smaller subdivisions. (See Map 7.4) This study concentrates on the original Section One of Twin-Brook as platted in 1946 and replatted in 1947. (See Plats, Attachments 7.5 and 7.6)

Section One of Twin-Brook is a north/south parallelogram formed of five irregular blocks or portions of blocks (A,B,C,D, and E), with Veirs Mill Road the north boundary, including Okinawa Avenue, St. Lo Avenue, and portions of Ardennes and Coral Sea Avenues. The block shape and street layout generally follow the topography of the area; Coral Sea Avenue follows the alignment of one of the "Twin Brooks", in Rockcrest Park.

The replatting of Section One substantially reduced the 20,000 sq. ft. lot size to irregular lots ranging from 7,000 to 15,000 square feet. The original plat of 1946 was based on subdivision without a sewer and water system. The large lots were necessary for septic fields. When sewer and water system became available, the lot size was reduced and the subdivision replatted in 1947.

Overall, the Twin-Brook site layout was a major change for Rockville. The original 1803 Rockville plan was a street grid enclosing square blocks formed of equally sized rectangular lots regardless of the topography. Later subdivisions such as West End Park (1889-90) modified the grid with circles and radiating streets, but largely retained the regular equal rectangular residential lots. Rockville Heights subdivision as planned in 1890 offered some regular and many irregular lots. Neither West End nor Rockville Heights was built

continued on attachment 7, page 1 (7.1)

Description (continued) : Twin-Brook

to plan; in both cases only the more regular portions were developed and the remainder eventually replatted. In these early subdivisions, the interior blocks were connected to the Rockville street system at both ends, either joining or extending primary residential feeders or major arterials. Rockville subdivisions through 1940 followed this general plan. The houses within were either custom built for the lot owner or built individually on speculation and differed in architectural character, size, and trim, one lot to the next.

Overall, Twinbrook is self-contained. Rather than a grid, the blocks are irregularly shaped, following the contours of the land and stream-beds. (See Topographical Map, Attachment 7.7) Most of the lots are 7,000 to 15,000 sq. feet, and while the frontage is more or less regular, the side and rear lot lines are often not. Very few streets have only one access and few connect to major arterials. Only Edmonston Drive and Twinbrook Parkway provide access to Rockville Pike. A local service street runs parallel to Veirs Mill Road, permitting direct access to only a handful of streets. Twinbrook Parkway and Broadwood completely transverse Twinbrook north to south, crossing Veirs Mill Road. Thus, although Twinbrook is located between two major cross-county arterials, the neighborhood is a secluded enclave, providing few through-traffic routes, its interior street system largely internal and indirect.

This system of indirect subdivision streets, now standard for commuter-defensive neighborhood preservation, was innovative in an era of free-flowing traffic. In 1956, a review and recommendation by the Planning Advisory Commission to the Mayor and Council was performed for the preliminary subdivision plan for Twinbrook Park. The Commission wrote that "the subdivision as presented would be unacceptable" as it had "an excessive number of streets resulting in a confused traffic circulation....the primary residential street is not well located within the subdivision for good traffic drainage and it is also designed without topographic considerations resulting in grades up to ten percent as well as an excessive number of intersecting secondary streets..." (Plat file "Twinbrook", memorandum of March 26, 1956 from the Planning Director to the Mayor and Council.)

Rather than distinctive individual houses, Twinbrook houses were all the same general square, boxy, 1-1/2 story mass with variations of window and siding treatments. This basic similarity introduced rhythmic rows of nearly identical houses, the typical "tract" streetscape, to Rockville for the first time. Built on a combination of agricultural fields and wooded watershed, the front construction area was cleared, but the back portions of the lots were left forested and treed. (See photograph, Attachment 7.8) A shopping center was planned on Veirs Mill Road and school parcels were reserved.

Description (continued) : Twin-Brook

The house variations all stem from one basic model turned 90 to 180 degrees on the lot with roof, window, and door modifications. For example, all of the models have 16-light window walls in the rear living room wall save one, which is reversed with the window wall in the front and the "front" in the rear. This system of variations on one basic model was inspired by Frank Lloyd Wright's heavily publicised "Usonian" (or "Everyman's") modular low-cost house of the 1930s. By the late 1940s, the concept had been incorporated into the development and building industries.

The Twinbrook houses feature such Wright "Usonian" features as small high rectangular privacy windows facing the street and rear window walls overlooking native terrain or gardens, use of unfinished or natural-finish wood, stone, or brick on interior walls, exposed brick or stone central-focus chimney and fireplace, rough-sawn wood siding, plus the preservation of the rear terrain and the basic concept of "modular" low-cost detached house. All Twinbrook houses feature a brick fireplace/ chimney facing the living room which was left exposed in the kitchen area. Natural finish or unfinished knotty pine panelling was also often used in the living room area. Rough-sawn wood siding and asbestos "shakes" were common original exterior finishes. The kitchens had modern appliances, double porcelain sinks, steel cupboards and counter units, and dining space at the opposite end.

The present Twinbrook neighborhood streetscape retains the rhythm of similar mass and setback, but the original tract look has been supplanted by alterations and individual owner taste. Mature street trees shade the properties and lawns, now with varied landscaping, sidewalks, driveways with parking areas, carports, and outbuildings. Porches have been redesigned, enlarged and enclosed, and additions, second stories, and dormers have been added. Many original exterior claddings and windows have been replaced.

Architectural description and variations:

In mass, the original Twin-Brook house was a compact, frame, 1-1/2 story rectangular house with a high, moderately steep roof, no basement, poured concrete footings, and a central brick interior chimney serving utilities. Exterior claddings were generally a combination of asbestos "shake" shingles and rough-sawn siding with decorative triangular supports for eave overhangs and porch canopies. The front facades are usually broken by small rectangular casement windows singly or grouped in the kitchen area. The ends are standard on all models: one end has a 1/1 window in the gable and two 1/1 windows on the first story and the opposite end has a 1/1 window in the gable and a door and a rectangular casement window on the first story.

Description (continued) : Twin-Brook

Examples of the Variations;

5902, 5905 Crawford - 1-1/2 story Cape Cod with multi-paned picture window

An end-gabled two-bay by three-bay house with a moderately steep, high roofline to allow for later attic expansion or dormers. This model had a window wall, front door, and one small casement window on the front, typical ends, and small casements (front on other models) on the rear.

5902 Spatz, 5905 Crawford - 1-1/2 story end-gable contemporary

The end-gable format has two roof levels on the front: 1/3 as the above and 2/3 raised a half-story in the front. Fenestration is either three rectangular windows grouped two vertically and one beside, or three in a vertical row, the remainder of the windows being single rectangular casements.

13122 Okinawa Drive, 5905 Crawford - 1-1/2 story front gable contemporary

The L-shaped front-and-side-gable format cut the house in half, placing one gabled "end" toward the street but retaining the opposite gabled end. The front gable has the customary 1/1 window in the gable, but the two first floor 1/1 windows are replaced by a cluster of three casements on the kitchen end and a pair of high casements on the other end. Decorative triangular supports are under the remaining front eave, reaching from eave overhang to house base. The house is otherwise standard.

8. Significance

Survey No. M:26/25

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)

Specific dates 1948-1954

Builder/Architect (A) Joseph L. Geeraert

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D (B) D. Gingery and Twin-Brook, Inc.

and/or Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Significance

The 600 houses of the Twin-Brook development fulfilled the need for affordable suburban family housing in the post-World War II years. The house styles associated with Twin-Brook used imaginative design and modern construction methods to produce a popular small house that has retained its value. The area commonly known as Twinbrook now includes contiguous subdivisions, some built by the original Twin-Brook developers. 1/

ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA:

1. Historic context theme(s): Architecture, Landscape Architecture, Community Planning
2. Geographic Organization: Piedmont, Montgomery County, City of Rockville
3. Chronological Period(s): County Seat to Satellite City; 1931-present
4. Resource type: subdivision; single family residence

History and Support

The Twin-Brook development was one of the first area subdivisions built in response to the acute housing shortage following World War II. The developers of Twin-Brook offered small houses at affordable prices to returning veterans and their families. The development was conceived as a complete community, with its own schools, churches, shopping center, and other conveniences. 2/ Twin-Brook was constructed rapidly on 200 acres that was formerly a wheat farm bordering Veirs Mill Road at Halpine. The two branches of Rock Creek flowing through this area inspired the development's name. 3/

The Plat filed for the first three blocks of Twin-Brook showed 100X 200 foot lots, but the 1947 amended plat reduced lot widths to 65 feet and added one block. 4/ The houses of Twin-Brook were built by

continued on attachment 8, page 1 (8.1)

Statement of Significance/ History (continued) : Twin-Brook

Donald Gingery from designs by Joseph L. Geeraert, President of Twin-Brook, Inc. Beginning in 1948 they were offered for sale at prices ranging from \$9,250 to \$11,500, with \$50 down and 100% government-backed mortgages to veterans. The compact 2-3 bedroom, 1-1/2 story frame and shingle houses with expandable attics and modern appliances were eagerly purchased by the veterans. As added inducement, the streets of Twin-Brook were named for famous military heroes and battles, many inspired by the recently-concluded war.

Three different models were available at Twin-Brook. A 1-1/2 story shingled Cape Cod cottage was given a modern look by the multi-paned floor-to-ceiling "picture window" which occupies half of the facade. (Examples of this cottage are seen at 5902 and 5905 Crawford (originally named Eisenhower Drive).

A more contemporary style house was offered in two versions. Both contemporary models have a severe facade with one or both end bays and the side entry recessed under a roof with steeper pitch and lower eave line than the main block. The two differ by having either a centered front gable or end gables, but both have irregular, asymmetrical fenestration and minimal decoration. (Examples of end gable model at 5902 Spatz and 13122 Okinawa Drive. Example of center gable at 13120 Okinawa.)

Different combinations of board and shingling, contrasts in the texture and shape of the composition shingles, various combinations of paint colors, and changes in site orientation were used to provide slight differences in these mass-produced houses.

The Twin-Brook houses were rapidly constructed, using economical building techniques such as on-site fabrication of structural elements. The houses, though small, were expandable. The cottage model had a basement; the contemporary model had its furnace and water heater in the attic, but two more rooms could be finished in this space.

The first residents of Twin-Brook moved into their houses late in 1948, and shortly thereafter the area was annexed to the City of Rockville. By 1952 over 300 houses had been built. The eight-room elementary school kept pace with the burgeoning development by the addition of another 12 rooms in the following years. 5/ After completion of the original Twin-Brook subdivision, the developers continued construction north and west of the original site. Today, "Twinbrook" is an area identified with several contiguous subdivisions surrounding the shopping centers on both sides of Veirs Mill Road. 6/

Statement of Significance/ History (continued) : Twin-Brook

By the time of his death in 1979, Mr. Geeraert was responsible for the design and construction of nearly 3,000 houses in the metropolitan area. A pioneer in the area of mass-produced housing, he was co-founder of the Suburban Maryland Building Association, and a Director of the National Association of Home Builders. Mr. Gingery was involved in the development of Hungerford Towne and Twinbrook Forest (with Mr. Geeraert). He was a Commissioner of the Maryland-National Capital Park and Planning Commission from 1949 to 1965. 7/

Over the years, many of the basic Twinbrook houses have been enlarged and remodeled, but a large number remain in near-original condition. The streetscape of Twinbrook, with its mature trees along winding streets, is a pleasant one, and the moderately-priced residences add to the community's strong sense of identity and pride.

Footnotes:

1. Twin-Brook lost its hyphen and gradually became one word. The original four-man corporation, Twin-Brook, Inc. was dissolved in 1950, but the developers continued to build separately under varying corporate names.
2. A Grateful Remembrance, McMasters and Heibert (1976) p. 332, discusses the development of Veirs Mill Village and Twin-Brook as the first large-scale post-war subdivisions.
3. Twinbrook Life of June and July, 1963, carried a reprint of a 1954 newspaper article that gives a complete history of the ownership of the land back to the 18th century. Twin-Brook, Inc. paid \$94,000 for the 200 acre farm of Miss Lillian M. Small in October 1946. (Peerless Rockville Historic Preservation, Inc. files.)
4. Montgomery County Plat Books 30/1875 (1946) and 32/2026 (1947).
5. Twinbrook Life, July 1963.
6. Mr. Geeraert also built Broadwood Manor, Geeraert's Addition, Twinbrook Park and Twinbrook Forest. Other tracts associated with the Twinbrook community include Silver Rock and Rockcrest.
7. Obituary for Mr. Geeraert in the Washington Star, November 24, 1979, and undated Washington Post article. Donald Gingery's obituary appeared in the Washington Post, January 25, 1983.

Survey No.26/25

10. Geographical Data

Quadrangle scale _____

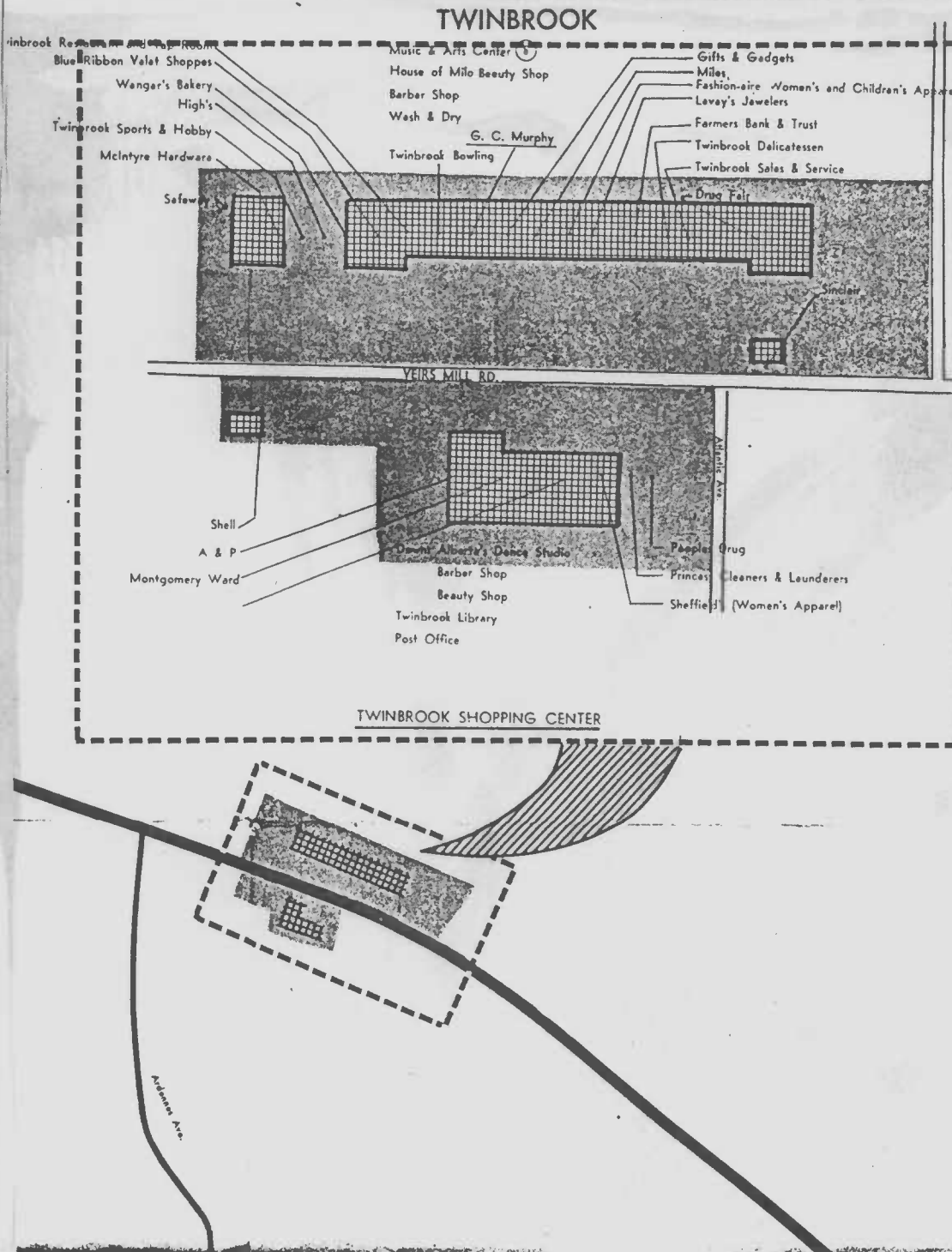
11. Form Prepared By

PS-2746

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

SURVEY NO. M:26/25
SECTION 8 PAGE 3

Statement of Significance/ History (continued) : Twin-Brook
Twinbrook Shopping Center from "Rockville Leader" 1962,
Rockville Chamber of Commerce Publication



from "Rockville Locator"
1962

Rockville Chamber of Commerce

SURVEY NO. M:26/25
SECTION 7 PAGE 4

This is a detailed black and white map of a residential area in Rockville, Maryland. The map shows a complex network of streets and several distinct neighborhoods. Key areas labeled include Burgundy Estates, Rockwood, Silver Rock, Geeraert's Forest, Twinbrook, Rockcrest, Warren's Add to Rockcrest, Rockland Heights, Woodmont Place, The Pike, and Halpine Village. Major roads like Rockville Pike and various local streets are clearly marked. The map is oriented with North at the top, as indicated by a small compass rose at the bottom center.

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

SURVEY NO. M:26/25
SECTION 7 PAGE 5

Description (continued) : Twin-Brook
Twin-Brook Section One, Montgomery County Plat 30/1875 (1946)

PLAT No 1875

SECTION ONE
TWIN-BROOK SUBDIVISION
NEAR ROCKVILLE
MONTGOMERY COUNTY, MD

Scale 1"=100' December 1946

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct;
That it is a subdivision of part of the lands conveyed by LILLIAN M. SMALL to TWIN-BROOK, INC., by deed dated October 18, 1946, and recorded in the Land Records of Montgomery County, Maryland in Liber 1 of Folio 12.

And that stones marked thus \square , and iron pipe marked thus \circ have been placed as indicated to approved finish grade.

DATE December 20, 1946

Thomas B. McNeill
Surveyor

OWNER'S DEDICATION

We, TWIN-BROOK, INC., a Maryland corporation, by JOSEPH L. GEERAERT, President, and ROLAND E. SIMONS, Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, and dedicate the streets to public use, however, excepting from this dedication any lands designated "Two Foot Reservation," such lands to be deemed to be automatically dedicated of such times as street extensions adjacent thereto are dedicated in adjoining property. There are suits of action, leases, liens or trusts on the property included in this plan of subdivision.

DATE December 20, 1946

TWIN-BROOK, INC.

By Joseph L. Geeraert
JOSEPH L. GEERAERT, Pres.

Attest Roland E. Simons
ROLAND E. SIMONS, Secy.

		CURVE DATA							
BLOCK	LOT	NO	RADIUS	Δ	ARC	TAN	CHD	BEARING	
1	1	1	20.00	72° 05' 14"	25.05	14.55	23.53	S 35° 45' 07" E	
	2	2	20.00	72° 05' 14"	25.05	14.55	23.53	S 63° 39' 45" W	
	3	3	20.00	107° 54' 46"	37.68	27.50	32.35	S 54° 14' 53" W	
	4	4	20.00	54° 00' 50"	18.85	10.19	10.16	S 26° 43' 55" E	
	5	5	20.00	22° 42' 40"	23.42	12.42	24.04	S 65° 05' 40" E	
2	1	1	20.00	14° 38' 08"	15.50	7.79	15.48	S 41° 21' 24" E	
	2	2	20.00	8° 08' 32"	8.62	4.39	8.56	S 72° 22' 44" E	
	3	3	20.00	103° 14' 30"	34.03	25.27	31.36	S 51° 54' 45" W	
	4	4	20.00	72° 03' 14"	25.15	14.55	23.53	S 35° 45' 07" W	
	5	5	20.00	107° 54' 46"	37.68	27.50	32.35	S 54° 14' 53" W	
3	1	1	20.00	12° 05' 50"	26.08	13.03	26.04	S 5° 46' 25" E	
	2	2	20.00	5° 19' 57"	15.00	7.74	14.95	S 2° 23' 28" E	
	3	3	20.00	37° 45' 24" E	30.89	16.44	30.89	S 11° 06' 22" E	
	4	4	20.00	74° 10' 40"	26.59	16.68	26.59	S 49° 54' 40" E	
	5	5	20.00	23° 30' 00"	27.52	13.79	26.68	N 64° 42' 00" W	
4	1	1	20.00	8° 01' 13"	10.00	5.00	9.90	N 72° 06' 24" W	
	2	2	20.00	6° 07' 34"	7.52	3.76	7.48	N 63° 25' 11" W	
	3	3	20.00	64° 37' 40"	22.01	12.79	21.62	N 44° 08' 10" W	
	4	4	20.00	115° 22' 20"	40.27	31.42	33.81	N 45° 51' 50" E	
	5	5	20.00	23° 30' 00"	27.52	13.79	26.68	S 64° 42' 00" E	
5	1	1	20.00	8° 41' 13"	13.03	6.58	13.03	S 72° 06' 24" E	
	2	2	20.00	6° 07' 34"	7.52	3.76	7.48	S 63° 25' 11" E	
	3	3	20.00	64° 37' 40"	22.01	12.79	21.62	S 44° 08' 10" W	
	4	4	20.00	115° 22' 20"	40.27	31.42	33.81	S 45° 51' 50" E	
	5	5	20.00	23° 30' 00"	27.52	13.79	26.68	S 64° 42' 00" E	

FILED
JAN 27 1947

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVED JAN 2 1947
DATE
JAN 2 1947
MNCAPC Record File No. 13-2089

Survey by
THOMAS B. McNEILL
Topographic Engineer and Land Surveyor
327 Carroll Street, N. W.
Washington, 12, D. C.

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

SURVEY NO. M:26/25
SECTION 7 PAGE 6

Description (continued) : Twin-Brook
Twin-Brook Section One, Montgomery County Plat 32/2026 (1947)

PLAT No2026
RESUBDIVISION OF PART OF
SECTION ONE
TWIN-BROOK SUBDIVISION
NEAR ROCKVILLE
MONTGOMERY COUNTY, MD.
Scale 1"=100' March 1947

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct
That it is a resubdivision of part of Section One, Twin-Brook Subdivision
as shown on a plat recorded in Plot Book 30 of Plat 1875, among the
Land Records of Montgomery County, Maryland; and being part of the land
conveyed by LILLIAN V. SMALL to TWIN-BROOK, INC., by deed dated
October 18, 1946, and recorded in the Land Records of Montgomery
County, Maryland in Liber at Folio
And that stones marked thus \square and iron pipe marked thus \circ have
been placed as indicated to approved finish grade.

DATE March 31, 1947
Thomas B. McNeill
THOMAS B. McNEILL

OWNER'S DECLARATION

We, TWIN-BROOK, INC., a Maryland corporation, by JOSEPH L. GEERAERT,
President, and ROLAND E. SIMONS, Secretary, owners of the property
shown and described hereon, hereby adopt this plan of subdivision, establish
the minimum building restriction lines, and dedicate the streets to public use,
however, excepting from this dedication any lands designated "Two Foot
Reservation, such lands to be deemed to be automatically dedicated at such
times as street extensions adjacent thereto are dedicated in adjoining property.
There are no suits of action, leases, liens or trusts on the property
included in this plan of subdivision.

DATE March 31, 1947

TWIN-BROOK, INC.

By Joseph L. Geeraert
JOSEPH L. GEERAERT, Pres.
Attest Roland E. Simons
ROLAND E. SIMONS, Secy

CURVE DATA

			CURVE		DATA		CHORD		CHORD BEARING	
Block	Lot	Radius	Δ	Arc	Full	Chd	Chd	Chd	Bearing	
A	2	25.00	72° 02' 14"	23.15	4.55	23.85	S 55° 45' 07" E			
	3	25.00	126° 46' 30"	44.25	19.72	35.74	S 63° 33' 45" E			
	1	107° 56' 46"	37.28	27.50	32.35	S 54° 14' 53" W				
B	1	72° 02' 14"	23.15	4.55	23.85	N 35° 45' 07" W				
	2	102° 31' 54"	35.81	7.36	31.27	S 51° 13' 51" W				
	3	102° 31' 54"	35.81	7.36	31.27	S 51° 13' 51" W				
C	1	22° 42' 40"	241.60	172.42	172.42	N 62° 31' 40" E				
	2	22° 42' 40"	241.60	172.42	172.42	N 62° 31' 40" E				
	3	22° 42' 40"	241.60	172.42	172.42	N 62° 31' 40" E				
D	1	22° 42' 40"	241.60	172.42	172.42	N 62° 31' 40" E				
	2	22° 42' 40"	241.60	172.42	172.42	N 62° 31' 40" E				
	3	22° 42' 40"	241.60	172.42	172.42	N 62° 31' 40" E				
E	1	22° 42' 40"	241.60	172.42	172.42	N 62° 31' 40" E				
	2	22° 42' 40"	241.60	172.42	172.42	N 62° 31' 40" E				
	3	22° 42' 40"	241.60	172.42	172.42	N 62° 31' 40" E				

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVED AUG. 7, 1947
John J. Main
Director of Planning
John F. Nichols
Chief Engineer
MNCBPC Record File No. 126-37

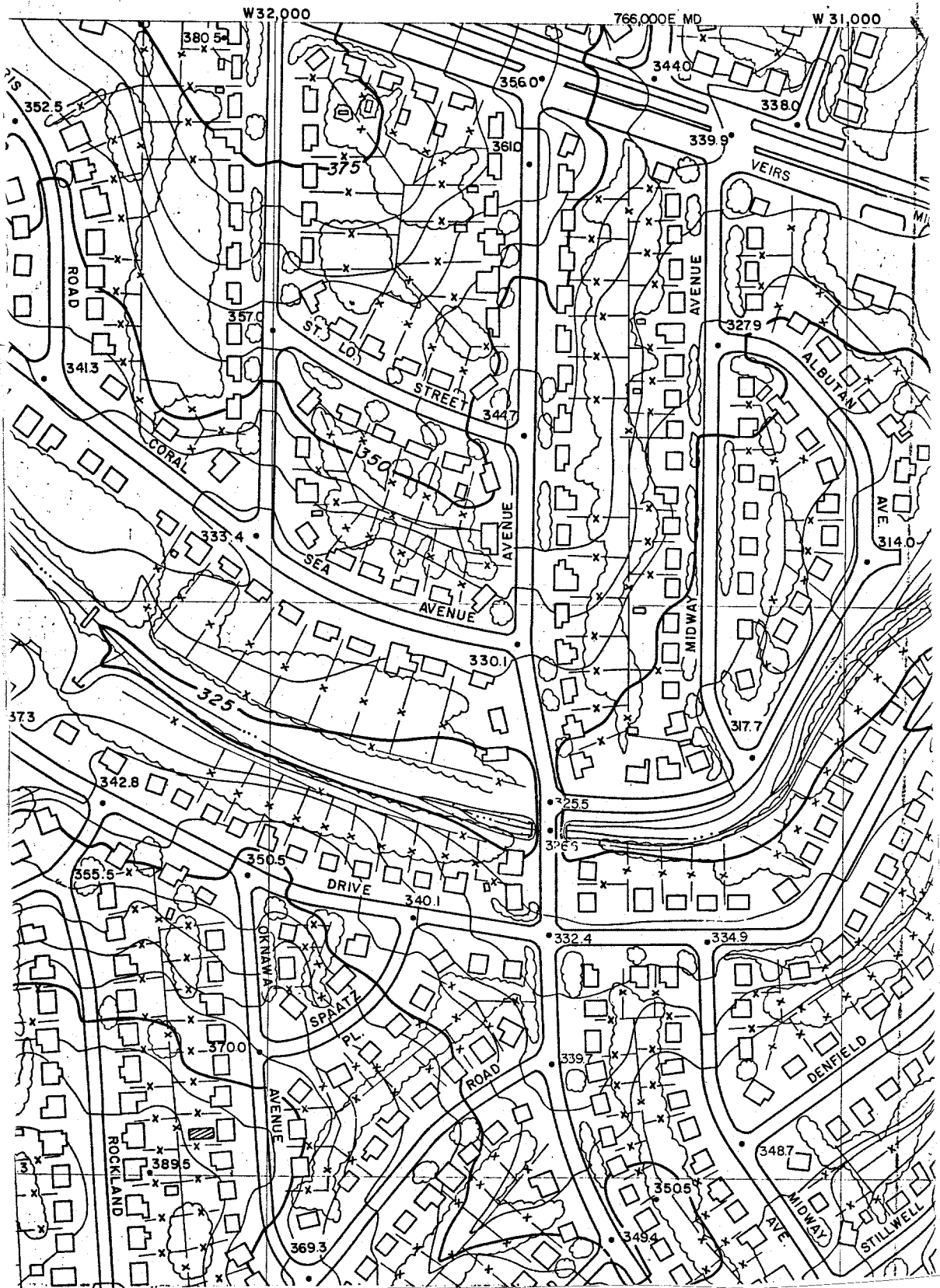
Survey by
THOMAS B. McNEILL
327 Carroll Street, N.W.
Washington, 12, D.C.



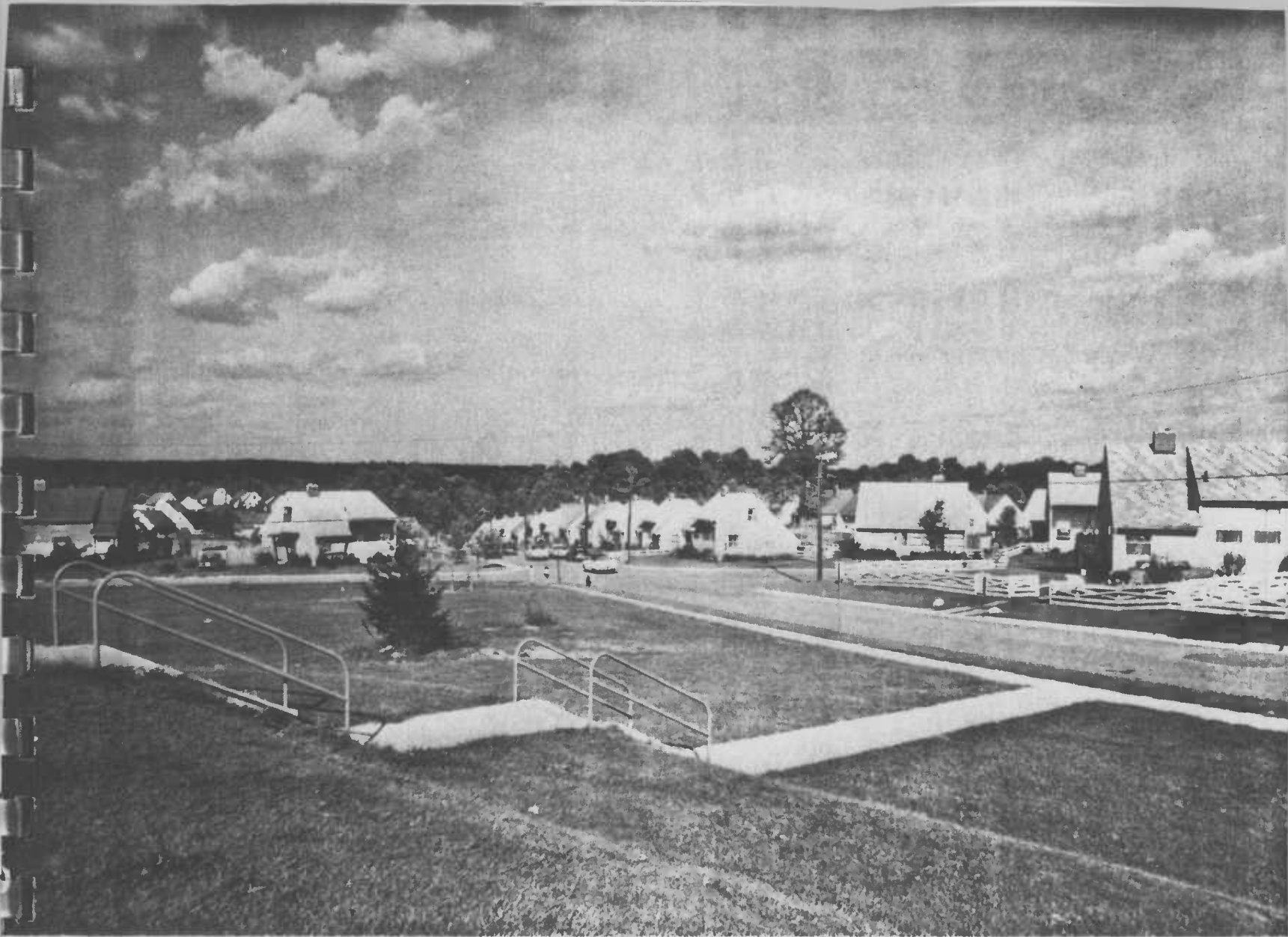
MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

SURVEY NO. M:26/25
SECTION 7 PAGE 7

Description (continued) : Twin-Brook
Twin-Brook Section One, Topographical Map



Description (continued) : Twin-Brook
"A Typical Rockville Subdivision" City Manager's Annual Report 1955-
56, Rockville, Md.



A TYPICAL ROCKVILLE SUBDIVISION

CITY OF ROCKVILLE

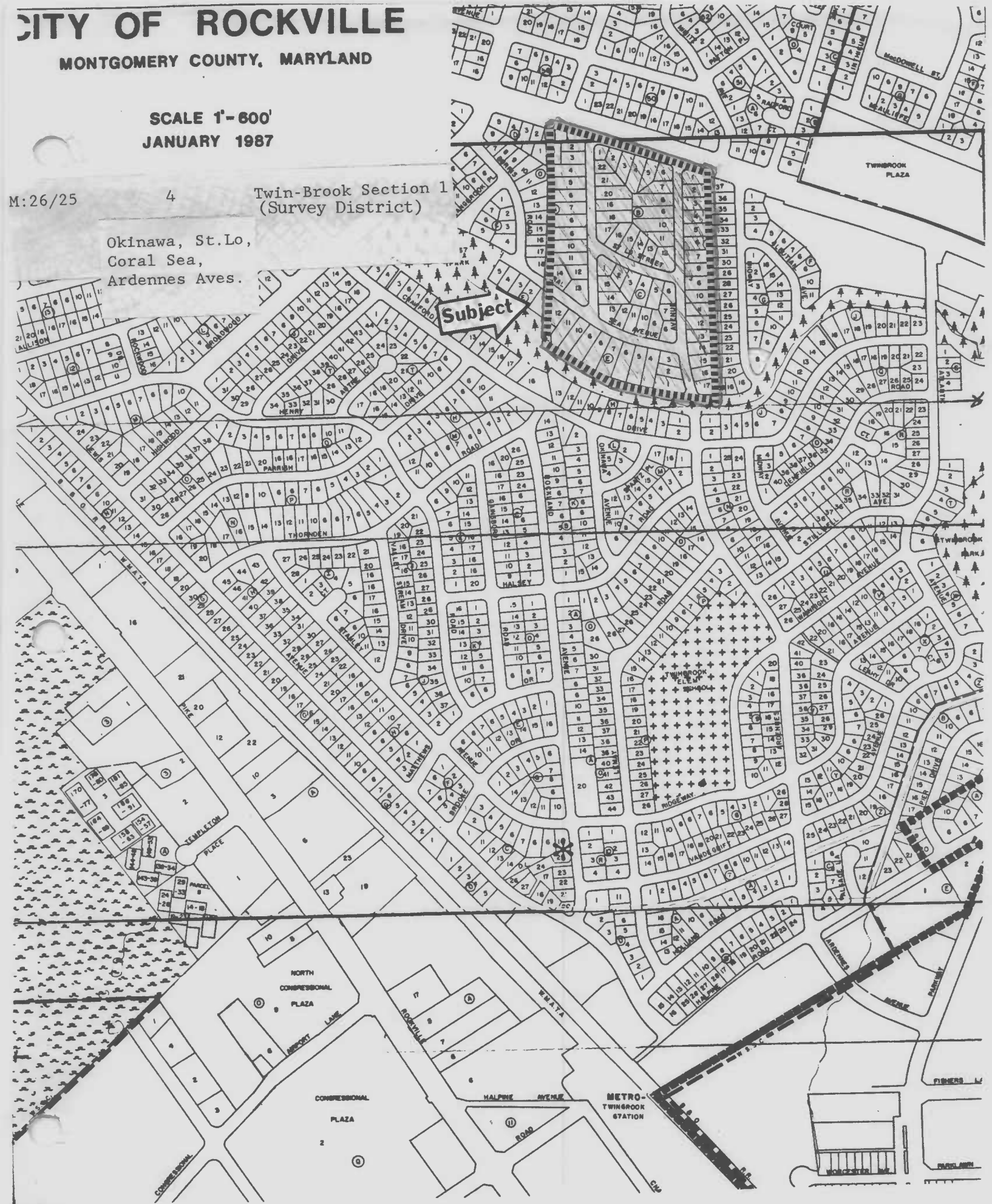
MONTGOMERY COUNTY, MARYLAND

SCALE 1"=600'
JANUARY 1987

Twin-Brook Section 1
(Survey District)

Okinawa, St. Lo,
Coral Sea,
Ardennes Aves.

Subject





RICHARD H. ANDREWS
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04870715



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13120 Okinawa

04870716